



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-008

June 2, 2020

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.97 acres located on the western side of Reames Road, east of Potomac Boulevard, and west of Interstate 77 (Council District 2 - Graham)

PETITIONER

RK Investments, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to inconsistent with the *Northlake Area Plan's* (2008) proposed density of 4 dwelling unit per acre, but it is consistent with the area plan's proposal of residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 dwelling units per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- At 16.9 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- This petition is a second phase to the multifamily development called Proximity Northlake, adjacent to the south side of the parcel. The first phase of Proximity Northlake was approved for UR-2(CD) zoning in 2016, from an existing zoning of MX-1.
- In 2013 on the other side of Reames road, slightly south, a 26.68 parcel was also re-zoned to UR-2(CD) for the development of townhomes.
- This petition will expand the Proximity Northlake development and provide up to 84 multi-family housing units for rent.
- This petition will contribute to the growing multi-family nature of this section of Reames Road.
- The petition proposes open space amenities such as ornamental landscaping, seating, areas, and passive recreation pathways.
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The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), from Single Family Residential to Multi-Family Residential up to 17 dwelling units per acre for the site.

Motion/Second: Ham / Watkins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,
Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225